

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: April 24, 2001

Comments:

1. No comments.

DRC
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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: April 24, 2001

Comments:

Engineering Comments will be available at the DRC Meeting.

DRC
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REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: 4-24-01

Comments:

- 1) Fire sprinkler system required by 553.895 F. S. and 1402.1 SFBC in conjunction with 1807 SFBC.
- 2) Show fire main, DDC, FDC and hydrant on civil plan.
- 3) Flow test required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: April 24, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: 4/24/01

Comments:

1. As per Sec. 47-21.10 in the RM-15 district 35% of the gross lot square footage is to be in landscape. Provide the appropriate calculations that verifies that this requirement is met.
2. Indicate any existing trees or palms on site. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing large desirable trees". If applicable, any existing trees or palms which are considered good candidates for relocation should be relocated. Otherwise, provide the appropriate calculations for "equivalent replacement".
3. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.
4. Final signoff plans to contain the name of the Landscape Architect who prepared the plan.
5. Minimum height of required trees is 10'.
6. Make sure clear sight triangle requirements are met. "Limb up" existing trees if required.

DRC
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REPORT

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: April 24, 2001

Comments:

Request: Seven townhouses in RM-15.

1. Correct the site data table; the zoning district is RM-15.
2. Show the outline of existing buildings located to the south and east on the site plan and on all elevations.
3. Verify that a/c unit locations are in compliance with ULDR Sec. 47-19.2.S. The a/c unit for Unit #1 is shown on the landscape plan but not the site plan. Please correct.
4. Label the location of the metal picket fence. The wood fence has been indicated.
5. Clearly label property lines of individual lots to be sold fee simple.
6. Explain and label the room types located on the third floor. Are there kitchens proposed?
7. Show trash can storage locations.
8. Indicate all property lines and setback lines on all plans and elevations. Show buildings in relation to adjacent roadways.
9. Revise elevations to comply with ULDR Sec. 47-18.33.5.d, which requires an additional 1 foot setback for each foot of height above 22 feet. Some roof elements do not appear to meet this.
10. A gate is needed at the northeast corner of the site for pedestrian access. Indicate all gates and fences on all elevations on both landscape and site plans.
11. Additional comments may be forthcoming at DRC meeting.

DRC
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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: April 24, 2001

Comments:

1. Possible sewer and water impact fees. Unable to determine fees with the information provided.
2. Provide site plan showing sewer and water services to all units. Fee simple townhouses or what??
3. Provide site plan showing storm water retention and related calculations.

DRC
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REPORT

Division: Police

Member: Det. C. Cleary- Robitaille
759-6419, 759-6400 (Main number)

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: 4-24-01

Comments:

1. The hidden entrances are a problem, as they provide privacy for potential criminal activity. These entrances should be redesigned or security fencing provided.
2. French doors and sliding glass doors are very vulnerable to burglaries. Secondary locking systems are recommended on both types of doors.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Harding Avenue Corp.

Case #: 58-R-01

Date: 4/24/01

Comments:

1. Provide a text narrative explaining proposed development sites compliance with section 47-18.33 section by section.
2. Correct zoning district on site plan to RM-15.
3. Mechanical equipment location, height and square footage shall comply with section 47-19.2.S.
4. Clearly indicate on elevation plans compliance with section 47-18.33.B.5.d.
5. Indicate on site plan the required two thousand (2,000) square foot lot area per dwelling unit in accordance with section 47-18.33.B.1.
6. Indicate corner lot width as per sections 47-5.34 RM-15 districts and section 47-18.33.B.5.b whichever is greater.
7. Additional comments may be discussed at DRC meeting.

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REPORT